



CITY COUNCIL

Public Works Committee

Monday, May 18, 2009

Agenda

5:00 p.m.

Committee Members: M. Goodman-Hinnershitz Chair, D. Sterner, S. Fuhs

COMMITTEE OF THE WHOLE – Update WWTP Project & Hazel St Study

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| I. Proposed River Road Extension | 6:00 |
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| II. Review Audits of Capital Projects | 6:20 pm |
| a. Projects currently underway and projects completed | |
| b. Review Audits Reports completed for Capital Projects underway and completed as required the Charter | |
| | |
| III. East Ends Contract – Update | 6:40 pm |



CITY COUNCIL

Public Works Committee

Monday, April 20, 2009
Meeting Report

Committee Members Attending: M. Goodman-Hinnershitz, D. Sterner; S. Fuhs

Others Attending: L. Kelleher; V. Spencer, C. Younger, C. Jones, D. Hoag, C. Heminitz, and W. Heim

Firing Range – Zoning Amendment

Ms. Goodman-Hinnershitz explained that as the police firing range is being forced off the Reading Municipal Airport Property, it will be relocated to Fritz Island, which is currently zoned for preservation. After considerable research it was decided to rezone Fritz Island for municipal use.

Mr. Younger stated that the zoning amendment will be ready for introduction at the April 27 regular meeting.

Mr. Fuhs asked Chief Heim what type of training will occur at the firing range. Chief Heim replied that all types of firearms training will occur mostly during the daytime hours. He explained that police officers must qualify for firearms annually. The police academy also utilizes the firing range.

Mr. Fuhs inquired about the noise disturbance that it will cause to surrounding residential properties. Ms. Hoag stated that the firing range will be placed in area that creates a sound barrier to prevent noise disturbances. She noted that the closest residential properties are located in Cumru Township.

Mr. Spencer inquired if this parcel is located in a floodplain. Mr. Jones and Ms. Hoag replied that the property is not located in a floodplain.

Mr. Spencer stated that a recent Airport Authority meeting he heard discussion regarding the extension of the firing range lease. Chief Heim replied that the Airport Authority has given the police department permission to use the firing range at the airport property for this last police academy class only. After this last training session the police department will use the Cumru facility for the fall qualifications. He stated that the department hopes to have the new facility opened at Fritz Island by 2010.

Review of Capital Projects

Mr. Jones provided the following recap.

- Rehab Baer Park Playground is completed.
- Bandshell rehabilitation is in design and a staff meeting is planned.
- Handicapped ramp project in East Reading has started.
- Third and Spring playground rehabilitation is in design.
- Essex playground rehabilitation is in design.
- Northmont playground rehabilitation has not started.

Ms. Kelleher asked Mr. Hottenstein if the City Auditor has started audits of the projects underway and completed. Mr. Hottenstein stated that he would follow up Mr. Cituk.

Mr. Jones inquired about the status of the web casting project. Ms. Kelleher stated that the City Solicitor is currently reviewing the sole source proposal that will allow the project to move forward without a RFP process. She also noted the delays caused by the IT department that Mr. Hottenstein is attempting to correct.

Mr. Jones reported that the bids for the Orange and Cherry park project are under review. He also stated that the rehabilitation of the Bandshell will not affect the summer concerts sponsored by the Arts Council. Construction at the Bandshell will be delayed until the concert schedule is concluded.

East End's Contract Update

Mr. Younger stated that renegotiation of the East Ends contract is under way. He stated that the city is looking for a three year lease that will increase the monthly rent payment by \$250.00 to \$750.00. He stated that the lease also includes some specific plans for building improvements. The East Ends contract should be finalized within the next two weeks.

Closure of Hillside Swimming Association

Mr. Sterner stated that the Hillside Swimming Association is closed and is currently up for sale. Mr. Hottenstein stated that the City is not interested in purchasing the property due to the city's current financial situation.

Hazel Street Tunnel Project

Representatives from Hill Associates and Black and Veatch entered the meeting to report on their findings. Several tests were run in the Hazel Street area to learn if this area will be impacted negatively by an underground tunnel that would be used to move waste water from the north area to the waste water treatment plant.

Mr. Fuhs stated that as a study is not fully completed he has requested that the public meeting for Hazel Street neighbors be postponed. It is expected that the study will conclude within the next 30 days and meeting will be planned with the Hazel Street neighbors in early June.

Mr. Vosay from Hill Associates stated that the City is considering two conveyance options; the use of a pumping station or underground tunnel to move waste water to the waste water treatment plant. He conveyed that the tunnel would run 110 to 185 ft below ground through bedrock. He

stated that testing has shown that the bedrock consists of Dolomite and Quartzite. He explained that a sinkhole occurs when cast ledge formation has collapsed. He stated that state officials record sinkholes and displayed a map showing the location of sinkholes around Berks County. He stated that to date the majority of the sinkholes in Berks County are located outside the City. He reported that no sinkholes are reported in the Hazel Street area. He then explained the difference between a sinkhole and a pothole.

Mr. Vosay stated that the teams also tested to find evidence of a land fill under or around the Hazel Street neighborhood. He explained that borings show the existence of sand and silt but no evidence of a land fill.

Mr. Vosay explained that after testing it is believed that the installation of a tunnel under the Hazel Street area would not create or cause a sinkhole. He explained that due to the depth of the tunnel and the use of low noise, low vibration methods area residents would hear nothing more than a sound similar to a truck motor. He then explained that the composition below the Hazel Street area is 24 ft. of soil and 86 ft. of bedrock. He explained that the cost estimate has not changed from that originally proposed. He also explained that the use of the tunnel will eliminate the need the need for the 6th and Canal pumping station.

Mr. Spencer noted the need for Council to gain a firmer understanding of the entire cost of the project.

Mr. Jones stated that there is a \$12,000,000,000 cost difference between the tunnel and the rehabilitation of the existing pumping station. He stated that this cost is minimal when considering the total cost of the project and the cost to the user. He noted that the use of a tunnel will also yield some cost savings as certain features at the waste water treatment will not be needed.

Mr. Spencer again noted the need to understand the cost of the project and the cost to the user.

The Public Works Committee adjourned at approximately 6:55 p.m.

Respectfully submitted by Linda A. Kelleher CMC, City Clerk



CITY OF READING ,
PENNSYLVANIA

M E M O R A N D U M

TO: Managing Director
FROM: Vaughn D. Spencer, President of Council
Public Works Committee
DATE: October 2, 2008
SUBJECT: East Ends Lease Agreement

At their September 15th meeting the Public Works Committee discussed the current lease arrangement with the East Ends Association. The contract expired a few years ago and the Committee and I request that you and the Solicitor immediately begin to renegotiate this lease agreement. A copy of the brief prepared by Council staff is attached along with the Public Works meeting report. We ask that you be prepared to provide reports on the negotiation process at each Public Works Committee meeting.



Brief

SUBJECT: East Ends Social Club located in Mineral Spring Park.

officials we learned that utility costs were billed to the City and forwarded to and paid by East Ends. The City paid the property taxes but it is uncertain if East Ends ever reimbursed the City.

During **the 1996 negotiations** it was discovered that utility payments were not always reimbursed by East Ends and that the City still provided trash collection. It was also discovered that the property taxes paid by the City were not reimbursed by East Ends. During negotiations the City made it clear that East Ends needed to have the utilities switched over to their organization. East Ends was also advised that maintenance of the facility and trash collection was their responsibility.

The **1996-2001 lease agreement** raises the monthly rent payment to \$500, payable to the Finance Director's Office or his designee. This agreement also requires the Lessee to promptly remit property taxes levied on the property. The lease also requires the Lessee to maintain, repair and plow the access road from the point depicted on Exhibit A.

The lease, which expired in 2001, contains an optional 5 year renewable clause that was not exercised by the City or East Ends. The lease also allows the City to terminate the lease by providing 180 day notice if the City "decides in its sole discretion that the premises are needed for or to further the exercise of its municipal powers for the benefit of the public." It also provides that if any term of the lease is in arrears, is unpaid, or if the said Lessee underlets or stops using the premise for a private club without obtaining written consent from the City, the City may file eviction proceedings with the Courts.

The lease also states that "all goods on the premise shall be liable to distress in the event rent, utilities, property taxes are unpaid and if rubbish, trash are not removed from the premise and grounds and for non-fulfillment of and covenants herein contained. In the event the Lessee desires an assessment appeal, the Lessor will provide legal assistance with any and all costs reimbursed."

UTILITY & OTHER PAYMENTS: RAWA confirmed that East Ends pays their monthly water/sewer bills. Public Works has confirmed that the electric service has been changed to East Ends. Tax confirmed that East Ends has a business license and remits proper payments. Codes confirmed that East Ends has a current Health Permit.

ATTACHMENTS: 1974-79 and 1996-2001 Lease Agreements; Park and Rec Plan information on property

Public Works Committee
FY 2008
GOALS AND OBJECTIVES

GOAL 1: REVIEW AND RECOMMEND FOR ADOPTION A STORMWATER MANAGEMENT ORDINANCE TO COMPLY WITH PADEP REGULATIONS.

GOAL 2: EVALUATE CONTRACTS FOR LINE PAINTING AND TRAFFIC SIGNAL AND STREETLIGHT MAINTENANCE.

- Ensure the Public Works Department prepares specifications and awards contracts to the lowest responsible bidders, for the maintenance of essential operations.
- Develop areas, based on concerns related to individual Council Districts, requiring streetlight maintenance.

GOAL 3: REPAVE/RECONSTRUCT CITY STREETS/MAINTAIN CURBING AND SIDEWALKS

- Determine the most effective method of developing and implementing a citywide street reconstruction and repaving program.
- Develop priorities for street repaving and reconstruction.
- Identify, based on Council Districts, in need of infrastructure improvements.

GOAL 4: COMPLETE ENGINEERING PLAN REVIEWS FOR PROPOSED DEVELOPMENT SITES.

- Ensure the Public Works Committee receives regular updates regarding development projects.

GOAL 5: ADDRESS THE CLEANLINESS OF CITY STREETS

- Evaluate current sweeping program procedures in an attempt to improve operations.

GOAL 6: BEAUTIFICATION/MAINTENANCE/EXPANSION OF THE PARKS SYSTEM

- Identify necessary, amongst the existing park system, necessary aesthetic improvements and prioritize improvements.
- Receive regular updates on the implementation of the City Park Master Plan and improvements to the Pagoda.

GOAL 7: RENOVATIONS TO CITY FACILITIES.

- Ensure improvements to City facilities are completed in a timely manner.

GOAL 8: ENSURE TIMELY IMPLEMENTATION OF CAPITAL IMPROVEMENTS PLAN PROJECTS

- Monitor CIP projects and receive regular status report from Public Works Director and Managing Director.

GOAL 9: STRENGTHEN RECREATION ACTIVITIES AND PROGRAMS AS A WHOLE.

- Improve, through amendment, the existing Park and Recreation Advisory Council ordinance.
- Discuss opportunities of expanding recreation opportunities through partnering with other organizations and the community.
- Work with other external recreation providers to coordinate programs and activities
- Identify more effective methods of providing recreation opportunities to a larger segment of the community.
- Consider expanding the Park Security Program.

GOAL 10: RECEIVE REGULAR UPDATES ON COMPLIANCE WITH ALL WASTE WATER PERMIT REQUIREMENTS (NPDES AND Air Quality) AND WASTE WATER TREATMENT PLANT OPERATIONS.

GOAL 11: REVIEW CONSENT ORDER AND OPERATION AND MAINTENANCE PLAN SCHEDULE

- Begin and continue reviewing the implementation of the wastewater treatment plant design and schedule including periodic updating of financial estimates.
- Approve Consent Decree timeline.
- Receive regular and complete financial updates

GOAL 12: CREATE STORMWATER UTILITY

- Review financial impact analysis.
- Develop legislation for review and adoption by City Council.

GOAL 13: MONITOR SOLID WASTE AND RECYCLING OPERATIONS

- Determine if improvements to the existing ordinance are necessary.
- Assist with the development of an education and enforcement campaign for all city residents on proper set out requirements for all municipal solid waste and recyclables.